

Doc. # 5503

ADOPTED

JULY 14, 1992

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
THEODORE S. CHANDLER, ACTING DIRECTOR

FROM: GERRY KAVANAUGH, ASSISTANT DIRECTOR FOR
INSTITUTIONAL PLANNING AND DEVELOPMENT
MICHAEL HUNTER, DEPUTY DIRECTOR FOR
INSTITUTIONAL PLANNING AND DEVELOPMENT
RICHARD MULLIGAN, PROJECT COORDINATOR
INSTITUTIONAL PLANNING AND DEVELOPMENT

SUBJECT: PUBLIC HEARING ON PETITION TO THE ZONING COMMISSION
REGARDING THE APPROVAL OF THE FRANCISCAN CHILDREN'S
HOSPITAL INSTITUTIONAL MASTER PLAN.

SUMMARY: This memorandum, regarding a public hearing to be held on this date, requests approval of the Franciscan Children's Hospital and Rehabilitation Center Institutional Master Plan and requests authority to petition the Zoning Commission to approve the Institutional Master Plan and to adopt a map amendment establishing the Franciscan Children's Hospital and Rehabilitation Center Institutional Master Plan Area.

Franciscan Children's Hospital and Rehabilitation Center (FCH & RC) was founded in 1949 as the Joseph Kennedy, Jr. Memorial Hospital for Children by Richard Cardinal Cushing in conjunction with the Franciscan Missionaries of Mary. In 1989, the organization changed to its current name, and with 100 beds, is the largest pediatric rehabilitation facility in New England. The campus of FCH & RC is located at 80 Warren Street in Brighton on a 10.4 acre site. The hospital presently consists of 182,962 gross square feet of building space.

Institutional Master Plan

Franciscan Children's Hospital and Rehabilitation Center has developed a ten year (1991-2000) Institutional Master Plan for its Brighton campus through a thorough community planning process with BRA staff and interested community groups.

The Institutional Master Plan envisions two phases of development. The projects within each phase can be defined as follows:

Phase 1 (1992-1994)

- o Pediatric Intensive Care Unit (Bldg. 4) - Development of a temporary 4-bed pediatric intensive care unit through the internal renovation of 1,750 square feet, in addition to the renovation of 1,000 square feet in Building 5.
- o Operating Room Replacement (Bldg. 5) - Development of a one-story addition adjacent to Building 5 consisting of 4,000 square feet to be utilized as new operating rooms.
- o Non-Clinical Services Building (Bldg. 6) - Construction of a 2-story building containing 24,500 square feet. Levels 1 and 2 will contain relocated and improved non-clinical services (chapel, pastoral care, nursing education and administration, in-service education, conference rooms and medical library). The basement will contain the central energy plant for the building, to be built on the site of a demolished Building 6.
- o Genetic Services and Facility Support Building (Bldg. 3) - Development of a one story 4,600 square foot addition adjacent to Building 3 for genetic services and facility support.
- o Temporary Receiving Services (Bldg. 7) - Temporary relocation of receiving services adjacent to Building 7.

Phase 2 (1994-1996)

- o Consolidation of Day School (Bldg. 1) - Two story addition to north and rear of Building 1 of 5,308 square feet. Renovation of 22,120 square feet to upgrade environmental and safety systems (ESS) and to make entrance more accessible.
- o Relocation of Hospital Functions (Bldg. 2) - Partial renovation of 4,117 square feet to upgrade ESS.
- o Ambulatory and Genetic Services Area Upgrade (Bldg. 3) - Partial renovation of 8,242 square feet to consolidate genetic and ambulatory services. Three-level addition of 12,740 square feet to east of building for more accessible ambulatory entrance and genetic services.
- o Pediatric Intensive Care Unit Renovation (Bldg. 4) - Partial renovation of 21,346 square feet to upgrade ESS.
- o Relocation of Receiving and Facility Support (Bldg. 5) - Two-level addition of 32,652 square feet to accommodate non-clinical relocation. Renovation of 18,925 square feet to upgrade ESS in existing building and demolition of 1,200 square

feet for courtyard use.

- o Recreation Addition (Bldg. 6) - Gym and pool addition of 5,800 square feet to east of building to serve recreational/therapy needs of children.
- o Demolition of Maintenance and Temporary Receiving (Bldgs. 7 & 8) - Demolition of 31,689 square feet to provide expanded play area and relocation of parking.

Community Review

The Master Plan has been thoroughly reviewed by all interested Allston-Brighton community groups, including the Brighton-Allston Improvement Association (BAIA) and Washington Heights Civic Association.

Conclusion

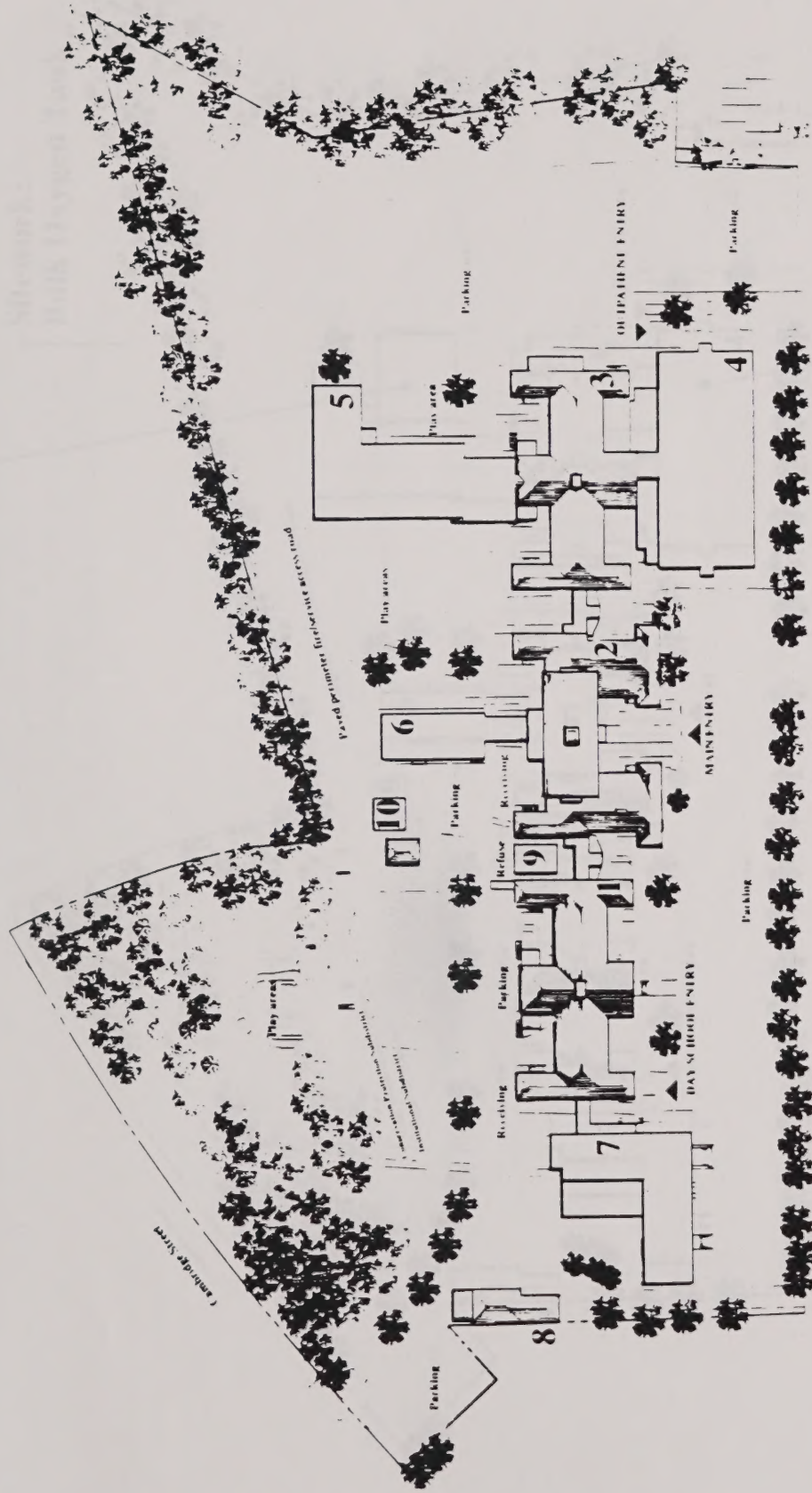
BRA staff recommends that the Franciscan's Children's Hospital and Rehabilitation Center Institutional Master Plan be approved, and that the Authority petition the Zoning Commission to approve the Institutional Master Plan and adopt a zoning map amendment establishing the Franciscan Children's Hospital and Rehabilitation Center Institutional Master Plan Area.

An appropriate vote follows:

VOTED: That the Boston Redevelopment approves the Franciscan Children's Hospital and Rehabilitation Center Institutional Master Plan as submitted to the Authority at its hearing on July 14, 1992; and further

VOTED: That the Boston Redevelopment Authority authorizes the Acting Director to petition the Zoning Commission to adopt a zoning map amendment establishing the Franciscan Children's Hospital and Rehabilitation Center Institutional Master Plan Area in substantial accord with the map amendment submitted to the Authority at its hearing on July 14, 1992.

Existing Conditions



Site Plan (A)

- Buildings 1 & 2
- Buildings 3 & 5
- Building 6
- Building 7
- Day School/Hospital use (1)
- Hospital use (1)
- Hospital/Clinic services (2)
- Day School/Hospital use (1)
- Buildings 8 & 10
- Building 9
- Hospital use (2)
- Hospital use (1)
- (1) building to remain per master plan
- (2) building to be removed per master plan

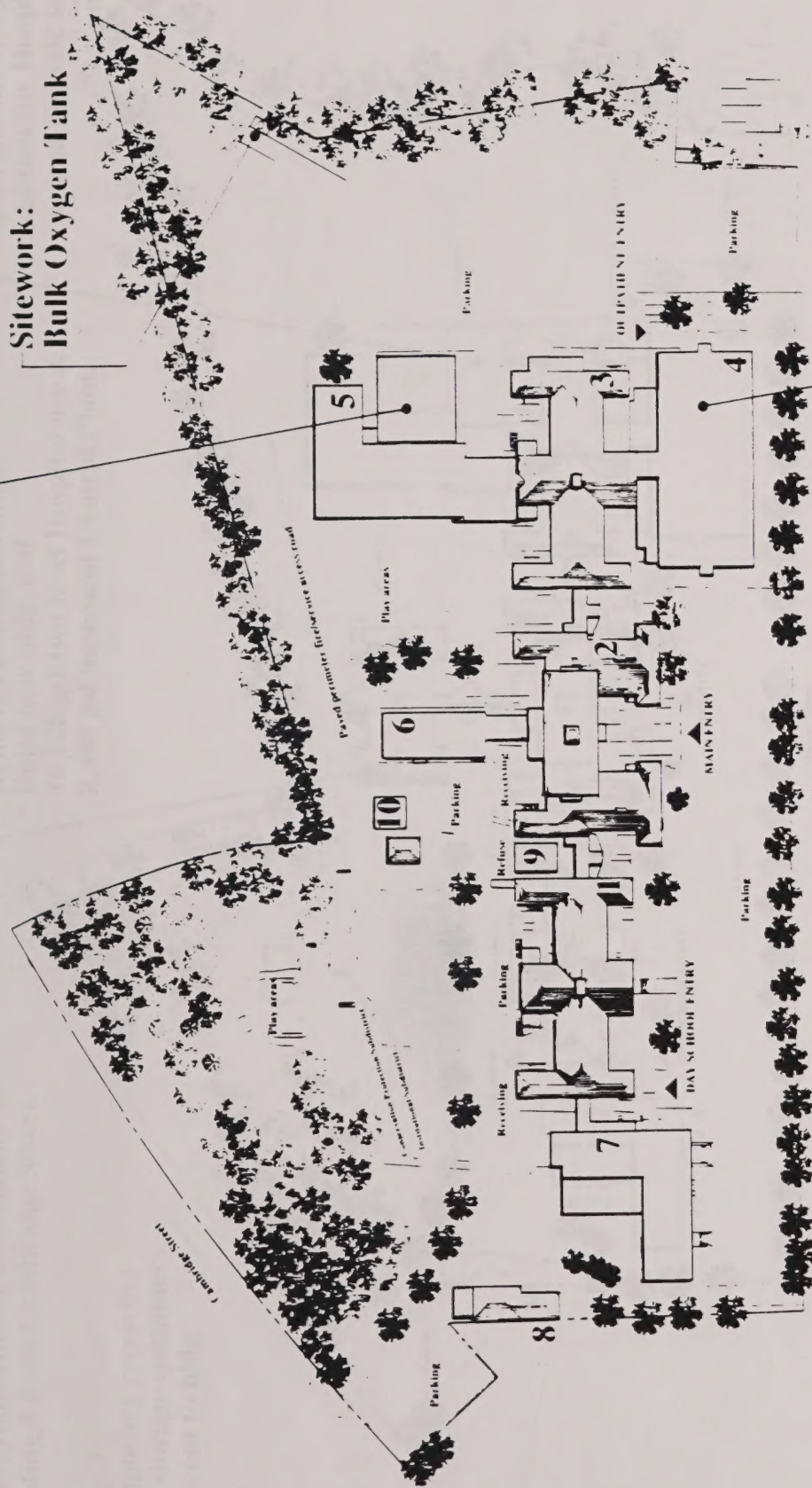
Immediate Phase (Present to two years)

Bldg. 5 level 1:

**4,000 gsf one story addition for
Surgical Suite operating rooms**

Sitework:

Bulk Oxygen Tank



Site Plan (1)

16 32 00

International Finance

[illegible]

—Будем, следовательно, считать, что $\mathcal{S}$ — это множество точек, принадлежащих к $\mathcal{S}_1$ и $\mathcal{S}_2$.

* Site work Bulk oxygen tank adjacent to coal bunkers etc.

Bldg. 4 level 3:

Partial renovation for

Pediatric Intensive Care Unit

Master Plan Phase 1 (Present to three years)

Sitework:

Underground utility connections to Building 6 from Cambridge Street.

Bldg. 7

Temporary receiving and storage containers adjacent to bldg.

Bldg. 6:

Remove existing building.

Build new bldg. 6 of

16,100 gsf two level Hospital use &

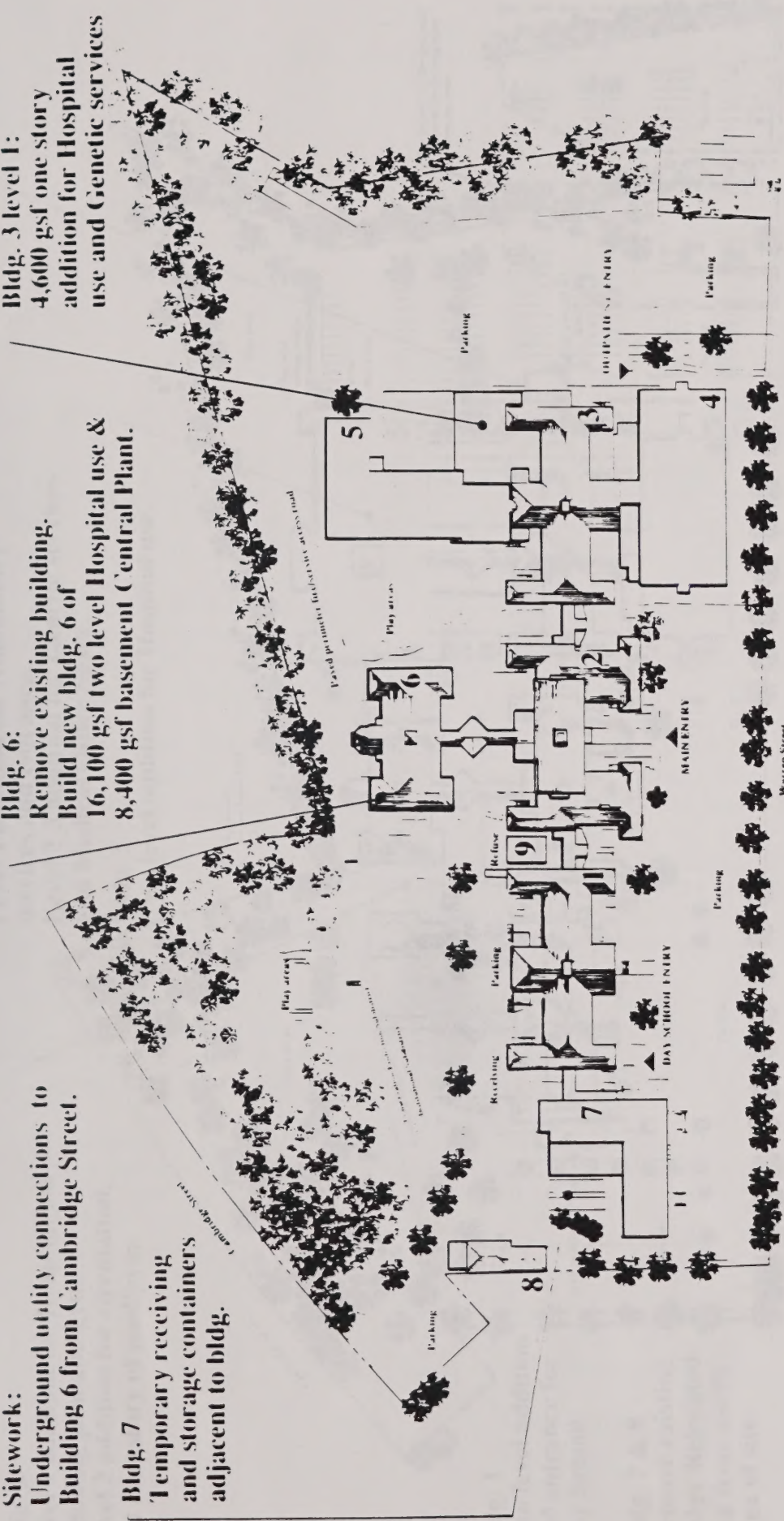
8,400 gsf basement Central Plant.

Bldg. 3 level 1:

4,600 gsf one story

addition for Hospital

use and Genetic services



Site Plan (A)

Phase A

Building 1

Building 2

Building 3

Building 4

Building 5

Building 6

Building 7

Building 8

Building 9

Building 10

Building 11

Building 12

Building 13

Building 14

Building 15

Building 16

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COMMONWEALTH OF MASSACHUSETTS
MASSACHUSETTS SENATE

SENATOR
MICHAEL J. BARRETT

July 10, 1992

To whom it may concern:

I am writing in support of the Institutional Master Plan proposed by the Franciscan Children's Hospital and Rehabilitation Center in Brighton, Massachusetts. Implementation of this master plan will allow Franciscan to continue its vital health care mission to a very vulnerable population, and I hope it will be approved.

Franciscan is a 100-bed hospital that serves children and adolescents by providing surgical care and medical maintenance, rehabilitation services, and education for children with disabilities. These are intensive services helping difficult cases: children with brain injuries, ventilators, birth defects, psychiatric difficulties.

The hospital has 700 discharges and 21,000 ambulatory visits annually, the vast majority of them from Massachusetts. It employs over 600 people, half of them from Boston, and a quarter of them from the surrounding community. Franciscan, in helping people, has helped Allston-Brighton.

Now Franciscan needs more space. Medical technology has improved, grown bigger and more complex: new clinical areas are needed and the operating area must be expanded. Children need more space than can be provided in buildings built just after World War II. And stays are longer, reflecting the increasingly acute case-mix Franciscan deals with each day.

Public and open space is part of the agenda too. More room will be made available for community groups and public meetings. And, very importantly, Franciscan has followed a thorough program of community review in developing its master plan. Neighborhood concerns have been met with responsiveness. This is a pleasant change of pace.

In sum, the process has been a good one, and Franciscan has done good work. The master plan is a very reasonable recounting of the needs of an institution moving from the mid-20th century to the year 2000, and I strongly support it.

Thank you for your consideration.

Sincerely,

Michael J. Barrett
State Senator



The Commonwealth of Massachusetts

House of Representatives

STATE HOUSE, BOSTON, 02133

KEVIN G. HONAN
STATE REPRESENTATIVE

100 STATE STREET
BOSTON, MA 02109

STATE HOUSE
BOSTON, MA 02133

July 10, 1992

Mayor Raymond L. Flynn
Boston City Hall
One City Hall Plaza
Boston, MA 02201

Dear Mayor Flynn:

I am writing to you to voice my support for the Master Plan proposed by the Franciscan Children's Hospital and Rehabilitation Center.

The Franciscan Children's Hospital is beneficial to both Allston/Brighton and the Boston community. The hospital serves the needs of pediatric patients and their families with excellence and compassion. However, the hospital would like to better meet the changing needs of its patient population. The Master Plan provides space to meet the new demands for expanded patient care, outpatient services, education and improved facilities for patients' families.

Throughout the Master Plan process, the Franciscan Children's Hospital has made every effort to be sensitive to the needs of the Allston/Brighton community. The hospital has solicited considerable community input and has sufficiently addressed the major concerns of the community by creating a community task force and presenting the project to numerous community groups.

It is my hope that you view the Franciscan Children's Hospital's Master Plan favorably. If I can be of further assistance to you on this matter, please do not hesitate to contact me.

Sincerely,

Kevin G. Honan
State Representative



The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES
STATE HOUSE BOSTON 02133

SUSAN M. TRACY
REPRESENTATIVE
1ST SUFFOLK DISTRICT

STATE HOUSE
ROOM 33
TEL. 617-722-2060

Committees on
Commerce and Labor
Education
Judiciary
Personnel and Administration

LEGISLATIVE ASSISTANT
LAUREN M. ERAMO

July 13, 1992

To whom it may concern:

I am writing to offer my support for the Institutional Master Plan recently submitted by the Franciscan Children's Hospital and Rehabilitation Center.

Franciscan serves children and adolescents by providing surgical care and medical maintenance, rehabilitation services and education for children with disabilities. The hospital has 700 discharges and 21,000 ambulatory visits annually, the vast majority of them from Massachusetts. In addition, Franciscan employs over 600 people, half of them from Boston, and a quarter of them from the surrounding community.

Many factors contribute to the need for a larger facility. A more medically complex patient population, an increase in outpatient volume, improved and more complex medical technology, and an aging and inefficient physical plant are some of the most important factors. This plan will improve and increase the space with which the hospital has to work.

With this Master Plan, more room will also be made available for community groups and public meetings. There has been an extensive, open community process and the Franciscan has been responsive to neighborhood concerns.

As one of the State Representatives from the Allston-Brighton neighborhood I am happy to support good Institutional and neighborhood relations and I am happy to support this Master Plan.

Sincerely,

Susan M. Tracy



The Commonwealth of Massachusetts

House of Representatives

State House, Boston

REPRESENTATIVE MARCO DRAISEN

11th DISTRICT

BOSTON, MASSACHUSETTS

TELEPHONE 617-725-1111

COMMITTEE

HOUSING AND URBAN DEVELOPMENT

FEDERAL FINANCIAL ASSISTANCE

INDIANA ROAD 100

GREENSBORO, NC

July 13, 1992

To whom it may concern:

I write to support the Institutional Master Plan proposed by the Franciscan Children's Hospital and Rehabilitation Center in Brighton, Massachusetts. Implementation of this master plan will allow Franciscan to continue to serve a very vulnerable population to the best of its ability.

Currently, Franciscan is a 100-bed facility serving children and adolescents. The hospital provides these children with surgical care and medical maintenance, rehabilitation services and education for children with disabilities. The hospital has 700 discharges and 21,000 ambulatory visits annually, with the majority of them from Massachusetts.

Several factors require the hospital to consider a master plan project. These factors include a more medically complex patient population, an increase in outpatient volume and an aging and inefficient physical plant. Children require more space than can be provided by the existing facility, and stays at the hospital are longer, reflecting the increasingly acute case-mix Franciscan deals with daily.

In addition to the services it provides for children, Franciscan helps the Allston-Brighton community as well. The hospital employs over 600 people, half of whom are from Boston, and a quarter of whom live in the surrounding community. Public and open space are a part of the master plan; more room will be available for community groups and public meetings. And Franciscan has at all times involved the community while developing the master plan.

The master plan will help Franciscan continue to perform its important mission, not only serving the needs of children, but also acting as an integral part of the Allston-Brighton community. For these reasons, I strongly support Franciscan's Institutional Master Plan.

Thank you for your consideration.

Sincerely,

Marc D. Draisen
State Representative



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Executive Secretary

Charles Brassil

Allston Board of Trade

P.O. Box 334

Allston, MA 02134

Tele: (617) 789-2441

Fax: (617) 789-2438

June 2, 1992

To Whom It May Concern:

On behalf of the Allston Board of Trade, I would like to express support for the Institutional Master Plan project proposed by Franciscan Children's Hospital & Rehabilitation Center.

Representatives from the hospital (Barbara Keller, Vice President for Marketing & Public Affairs, and Bob Glowacky, Manager for Community Relations), presented the plan to the Board of Trade at a director's meeting in May. Members of the Board of Trade were supportive of the hospital's plans, and understand that the hospital and day school provide a very worthwhile service to children with disabling conditions and children from the Allston-Brighton neighborhood.

A member of the Allston Board of Trade served on the hospital's Community Master Planning Task Force for three years, and believes that community concerns that were raised during this process were adequately addressed.

Thank you for the opportunity to support this project.

Sincerely yours,

Frank Moy, Jr.

President

Allston Board of Trade



BRIGHTON BOARD OF TRADE

Post Office Box 184
Brighton, Massachusetts 02135

(617) 787-9049

Facsimilie (617) 783-5551

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EXECUTIVE SECRETARY

Clyde Whalen

May 27, 1992

To Whom It May Concern:

On behalf of the Brighton Board of Trade, I would like to express support for the Institutional Master Plan project proposed by Franciscan Children's Hospital & Rehabilitation Center.

Barbara Keller, Vice President for Marketing & Public Affairs, and Bob Glowacky, Manager for Community Relations, presented the plan to the Board of Trade at a director's meeting in May. The organizations that comprise our membership, both large and small, recognize the importance of our institutions to the neighborhood economy. Providing jobs and generating business for others, they help contribute to the livelihood of our community.

Members of the Board of Trade were supportive of the hospital's plans, and appreciate the fine care they provide for children with disabilities and those from the Allston-Brighton community. We appreciate the fact that they have worked with a Community Master Planning Task Force for the past three years, and believe that community concerns that were raised during this period were adequately addressed.

Thank you for your consideration.

Sincerely yours,

Efthymios (Tim) Athanasiadis
President
Brighton Board of Trade

abib

allston brighton interagency council

June 10, 1992

Mr. Robert Glowacky
Manager for Community Relations
Franciscan Children's Hospital
30 Warren Street
Brighton, Massachusetts 02135

Dear Bob;

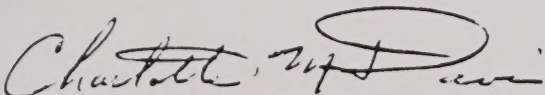
In behalf of the Allston Brighton Interagency Council I would like to thank you for your recent presentation to us. It was not only informative regarding the future plans of the hospital, but it gave the other members of the council vital information as to exactly how the hospital serves our community.

One of the prime purposes of our group is to learn more about what each other has to offer. Most of the members were aware of the school and your chronic care to children, however most were not aware of your pediatric emergency facilities and the short term care that is available. In light of the fact that the other hospital in the community has closed their pediatric unit this serve a very great need for our area.

The Master Plans for the future were exciting and we all look forward for them to become a reality. It is heartwarming to see an organization such as yours take the community into your confidence in all of the stages of these plans. We thank you for this. The upgrading of the hospital will surely be a great asset to this community and the rest of the city.

We on the Council look forward to the day when we can come and tour the new facility at your open house. The best to you and all the staff.

Sincerely,



Rev. Charlotte M. Davis
Chair



THE WEST END HOUSE, INC.

105 ALLSTON STREET • ALLSTON, MASSACHUSETTS 02134-5029
TELEPHONE 617-782-6041

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WILLIAM MARGOLIN
Executive Director

June 4, 1992

To Whom It May Concern:

I am happy to offer the wholehearted support of the West End House Boys and Girls Club for the Institutional Master Plan Project being put forward by Franciscan Children's Hospital and Rehabilitation Center.

The West End House has, for the past twenty years, been in the Allston-Brighton area and we know firsthand the tremendous work done by the Hospital. The community has derived great benefit from their services, and the Hospital in turn has been an integral part of the community.

I have been in the Hospital hundreds of times for meetings, including my participation in the community planning process from which the Master Plan was derived. The Hospital very much needs to implement its proposals posthaste so that it can continue to offer such excellent services to the children it serves.

Many of our Boys and Girls Club children utilize the Hospital's facilities, and I know personally the excellent work performed there. The Hospital consists of good people doing good work for youngsters, and they need better facilities to ensure their continued success.

I trust this proposal will receive favorable consideration. It is most worthy.

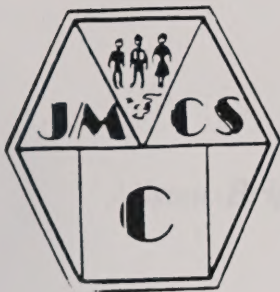
Sincerely yours,

William Margolin
William Margolin
Executive Director

WM:sn



BOYS & GIRLS CLUBS
OF AMERICA



Jackson/Mann Community School and Council, Inc.

500 CAMBRIDGE STREET • ALLSTON, MASSACHUSETTS 02134
TELEPHONE: 783-2770

June 16, 1992

To Whom It May Concern:

On behalf of the Jackson/Mann Community School & Council, Inc., I would like to express support for the Institutional Master Plan project proposed by Franciscan Children's Hospital & Rehabilitation Center.

As a provider of preschool, afterschool, summer day camp, youth outreach, and recreation programming for Allston/Brighton families, the Jackson/Mann appreciates the health care and day school services the Franciscan Children's Hospital & Rehabilitation Center provides to children of our community. As a community-based organization governed by a council of Allston/Brighton residents, the Jackson/Mann applauds the effort the hospital made to respond to community concerns about their expansion through the painstaking investigations of the Community Master Planning Task Force.

The Jackson/Mann Community School & Council, Inc., wishes the Franciscan Children's Hospital & Rehabilitation Center good luck with their expansion and continued success in their work on behalf of children.

Sincerely,

Judy Bracken, President
Jackson/Mann Community School & Council, Inc.

Allston-Brighton YMCA / 470 Washington Street, Brighton, Massachusetts 02135 / 782-3535

June 15, 1992

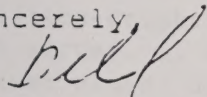
Mr. Bob Glowacky
Manager for Community Relations
Franciscan Children's Hospital
30 Warren Street
Boston, MA. 02135-3680

Dear Mr. Glowacky:

I have recently had the opportunity to look over various materials related to the Franciscan Children's Hospital's Master Plan, and I'd like you to know that I found the plan quite impressive and, when implemented, sure to be an asset to our community. The YMCA is certainly supportive of any proposal from a fine institution that will serve our children.

Please feel free to call me if you have any questions.

Sincerely,



William L. Sciafani
Executive Director

Veronica B. Smith Multi-Service Senior Center

20 Chestnut Hill Avenue, Brighton, MA 02135

(617) 254-6100

June 9, 1992

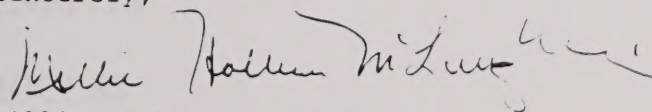
To Whom It May Concern:

On behalf of the Veronica B. Smith Multi-Service Senior Center I am honored to submit this letter of support for the Franciscan Children's Hospital.

The Franciscan Children's Hospital has proven to be a valued asset to our community. I strongly support their renovation plans. I feel that again the hospital is responding to the needs of its clients in foreseeing the functional requirements involved and creating practical solutions. I find it refreshing to see a hospital endeavor to be the best it can be without intentions of rapid expansion. The presentation Bob Gowacky delivered to the Allston-Brighton Interagency Council was very exciting. The designs are lovely and will certainly enhance Franciscan's physical appearance.

The Franciscan Children's Hospital is a valuable asset to the Allston-Brighton Community as well as all the surrounding communities it serves. I am sure they will accomplish their goals and do so in a first class, upbeat manner as they always have done in the past.

Sincerely,



Millie Hollum McLaughlin
Program Developer

pls

DOC. # 5563
ADOPTED
7/14/92

FRANCISCAN CHILDREN'S
H·O·S·P·I·T·A·L
& REHABILITATION CENTER

Board Meeting Presentation
July 14, 1992

Institutional Master Plan

I. Introduction and Needs Assessment
Mark W. Ryan
President and CEO
Franciscan Children's Hospital & Rehabilitation Center

July, 1992

- I. INTRODUCTION
- II. NEEDS ASSESSMENT
- III. OVERVIEW OF CONSTRUCTION PHASES
- IV. MASTER PLAN RENDERINGS
- V. COMMUNITY BENEFITS
- VI. COMMUNITY PROCESS
- VII. LETTERS OF SUPPORT



**Board Meeting Presentation
July 14, 1992**

I. Introduction and Needs Assessment

Kevin W. Ryan
President and CEO
Franciscan Children's Hospital & Rehabilitation Center

II. Construction Phasing

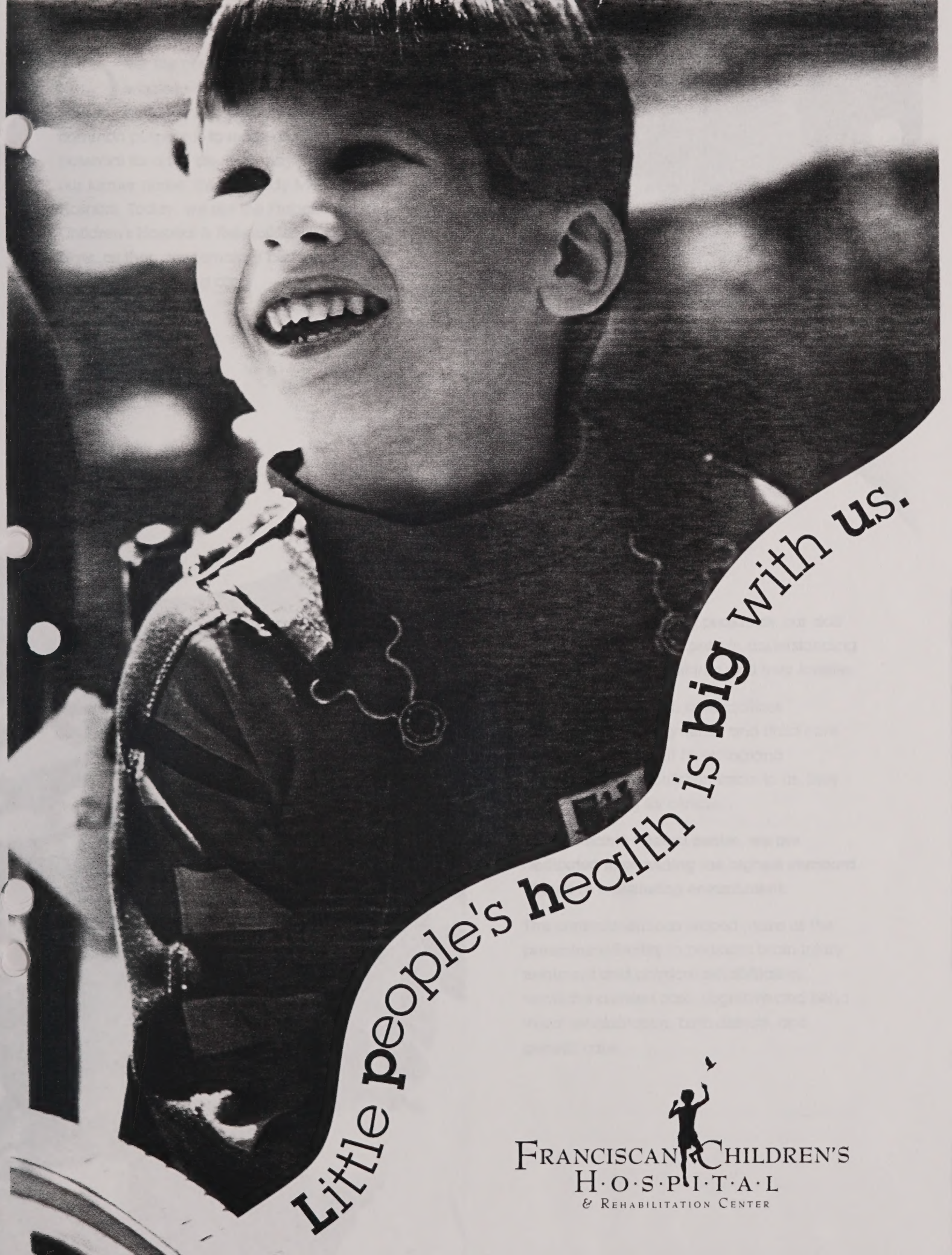
Glenn Vanaman
Project Architect
The Ritchie Organization

III. Community Process and Benefits

Barbara Keller
Vice President for Marketing & Public Affairs
Franciscan Children's Hospital & Rehabilitation Center

Little people's health is big with us.

FRANCISCAN CHILDREN'S
HOSPITAL
A Franciscan Health Center

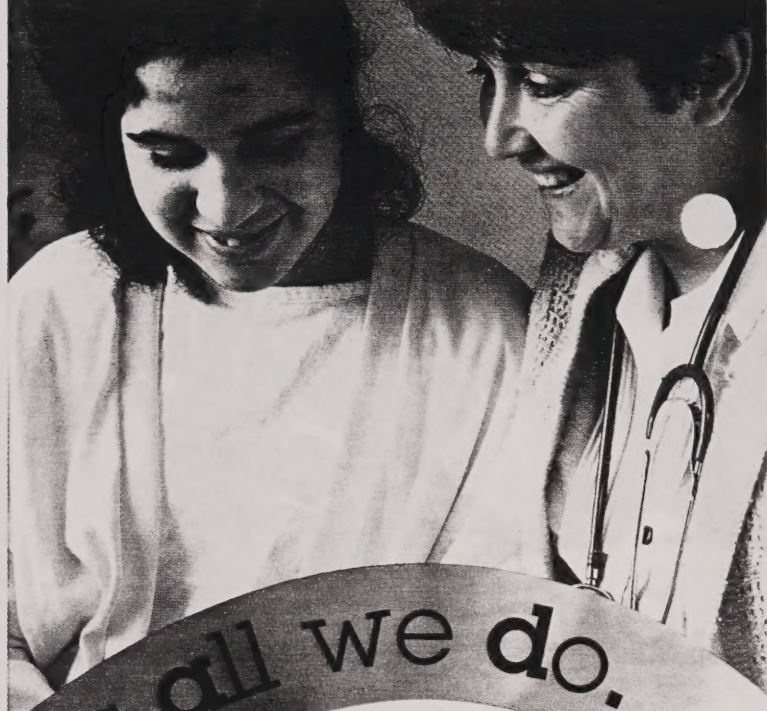


Little people's health is big with us.



FRANCISCAN CHILDREN'S
H·O·S·P·I·T·A·L
& REHABILITATION CENTER

Over the past four decades, we've worked with thousands of families of children with disabilities. Our common purpose is to realize each child's potential for a full life. You may know us by our former name: the Kennedy Memorial Hospital. Today, we are the Franciscan Children's Hospital & Rehabilitation Center. Now, as then, we remain a beacon of hope for children needing care.



Caring for kids is all we do.



Being specialists in pediatrics, our staff members are experts in understanding the needs of children and their families.

So when other health care facilities, physicians, school systems, and child care agencies throughout New England recommend that children come to us, they know one thing for certain:

As a pediatric referral center, we are dedicated to providing the highest standard of care in a nurturing environment.

This commitment has helped make us the preeminent facility in pediatric brain injury treatment and physical rehabilitation, ventilator-assisted care, cognitive and behavioral rehabilitation, birth defects, and genetic care.

New England's Largest Pediatric Rehabilitation Facility. With 100 beds, the hospital is the largest rehabilitation facility in New England devoted exclusively to children and adolescents from newborn to age 21. Because we are both a pediatric rehabilitation center and hospital, children of all levels of ability and disability are cared for here with a full spectrum of services: acute care, rehabilitation services, special education, out-patient and emergency services.



Learning, growing, achieving.

Franciscan Children's Hospital & Rehabilitation Center is also the only pediatric facility in the United States with a school on site. The Kennedy Day School serves children who are patients at the Hospital as well as children living at home whose needs, due to the severity of their disabilities, cannot be met by their local schools. This partnership of medical rehabilitation and special education gives us a unique perspective on the learning and developmental needs of children with disabilities.

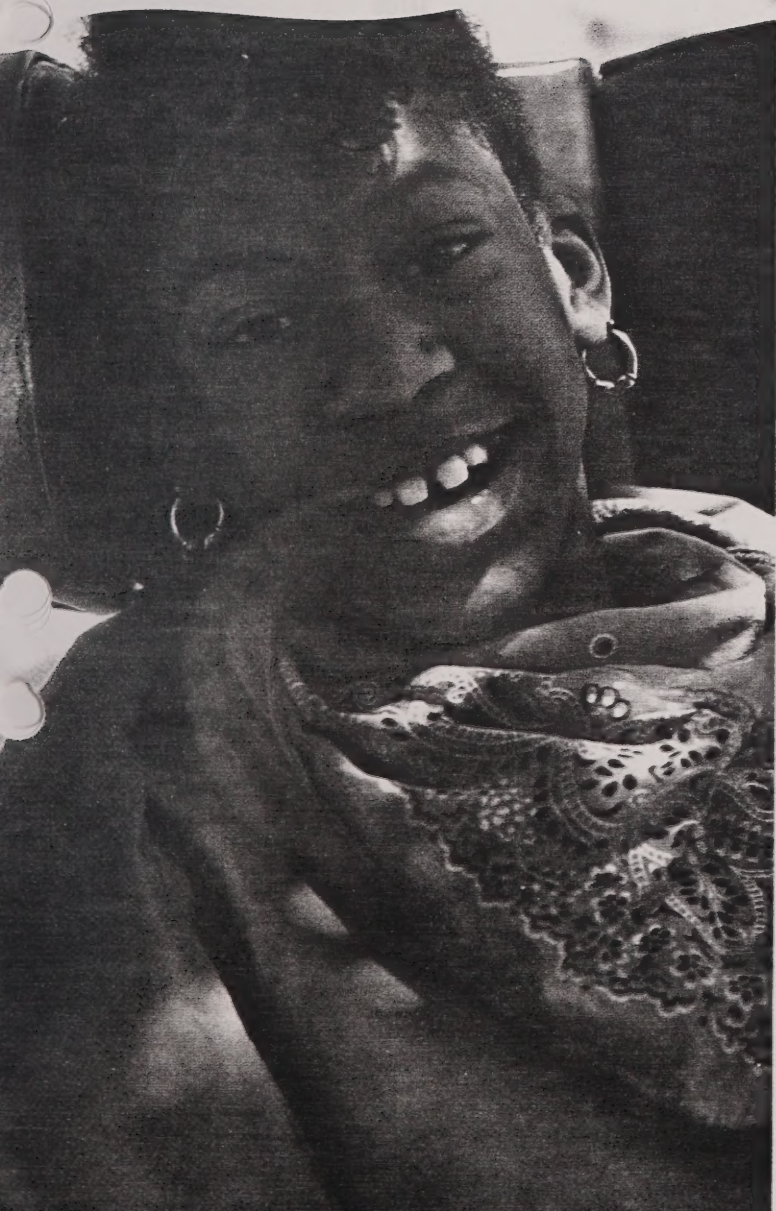
Offering the Best to all Children. Hospital staff members of all faiths help carry on the Franciscan tradition of caring for those most in need. Pediatric services are provided for all children without regard to race, color, national origin, religion, economic status or disability.

As long as the need is there, the community can count on us to provide the finest care possible. After all, even a small success—one step, one word, one beautiful smile—is a great success to us.



Future as Strong as Our Past.

Franciscan Children's Hospital & Rehabilitation Center was founded in 1949 by Richard Cardinal Cushing with the help of the Sisters of the Franciscan Missionaries of Mary, who continue as sponsors of our non-profit organization.



Today we affirm our premier role through excellence in the delivery of general and specialized pediatric care. Through the ongoing generosity of loyal donors, advances in health care, rehabilitation, and educational programs and services are being realized. We are launching plans to make our facility more attractive and comfortable for children and their families. Still, there is much to do.

We invite you to join the Franciscan Children's Hospital family and become part of our mission of hope, health, and accomplishment. If you are an individual, corporation, or foundation and are considering a gift to the Hospital, we would be happy to describe the current needs. Please call us at (617) 787-9406 to learn more about our programs or to come visit us.

The Hospital is licensed by the Massachusetts Department of Public Health and accredited by the Joint Commission on Accreditation of Health Care Organizations and the Commission on Accreditation of Rehabilitation Facilities.

FRANCISCAN CHILDREN'S HOSPITAL & REHABILITATION CENTER

We serve children & adolescents to age 21.

We provide:

- rehabilitation, medical-surgical care, education for children with disabilities;
- primary medical & dental care to children of local community; and
- inpatient, ambulatory and emergency services.

We offer an on-site day school that provides special education to 90 children with multiple disabilities.

Partners with Boston University School of Medicine and Boston City Hospital in Teaching and Pediatric Medicine.

HISTORY & PHILOSOPHY

REHABILITATION CENTER

STATISTICS

- Founded in 1949.
- Our mission is rooted in the healing ministry of the Catholic Church & Franciscan tradition.
- We are committed to teaching, advocacy and research.
- We are a family-centered institution.

FRANCISCAN CHILDREN'S HOSPITAL & REHABILITATION CENTER STATISTICS

-700 discharges annually

-21,000 ambulatory visits annually

-629 employees--

47% from Boston

25% from Allston, Brighton, Brookline

SERVICES

We provide the following services:

- brain injury program (neurology)**
- physical rehabilitation (orthopedics)**
- ventilator program (pulmonology)**
- failure-to-thrive (gastroenterology)**
- birth defects (genetics)**
- cognitive & behavioral program (psychiatry, psychology)**
- preventative & acute services (pediatrics, dental)**
- surgical care (pediatric surgery)**
 - therapies**
 - nursing**
 - ancillaries**
- Kennedy Day School**

Community Services:

- psychological services to James A. Garfield School**
- social work support to Joseph M. Smith Community Health Center**
- mobile van to serve community residents**

PATIENT PROFILE

Inpatient Origin

Boston	31%
Other MA	64%
Out of State	5%
-Allston, Brighton, Brookline	11%

Outpatient Origin

Boston	50%
Other MA	48%
Out of State	2%
-Allston, Brighton, Brookline	38%

Kennedy Day School Origin

Boston	47%
Other MA	53%

Sole provider of inpatient medical/surgical care for children 0-14 years old in Allston-Brighton.

PLANNING PROCESS

-input from

community task force
community-at-large
abutters
consumers
staff
referrers
board

- throughout process invited participation in community process via mailings to community groups and leaders and advertisements in local paper.
- met with Community Task Force for three years to solicit ideas and address community concerns in Master Plan.
- sponsored series of community forums to discuss Master Plan Project in spring of 1992.

April 13 Hospital Abutters
April 14 Building, Urban & Landscape Design Planning
April 28 Traffic, Parking & Transportation Planning
**May 12 Environmental & Construction Planning/
Community Benefits Program**

- presented by invitation to interested community groups, including Brighton Allston Improvement Association, Washington Heights Citizen's Association, Boards of Trade, Allston Brighton Interagency Council, etc.
- will send periodic status reports to community during construction phasing.

FACILITY NEEDS

- Space for expanding clinical areas of excellence**
- Semi-private rooms/more space per child & family**
- Outpatient treatment space**
- Classroom space**
- Recreation & playground space**
- Public space**
 - conference/teaching**
 - central chapel**
 - waiting**
 - outdoor**
 - cafeteria**
- Improve operating suite**
- Pediatric Intensive Care Unit**
- Research/office space**
- Parking**

COMMUNITY BENEFITS DERIVED FROM MASTER PLAN PROJECT

A. Improved facility to serve health care needs of community

- More space for patients, families and staff
- Improved operating rooms
- More private patient rooms
- Ability to "match" appropriate roommates
- Increased comfort for parents "rooming-in"

B. Generation of construction and trades jobs

- Estimated 110-140 construction personnel at peak
- Estimated 240-280 tradespersons over life of project
- Commitment to local hiring when possible

C. Free/uncompensated care to patients/families

- Provided approximately 6% of gross patient revenue as uncompensated care in 1991

D. Continue to provide teaching opportunities

- Approximately 160 students and trainees in medicine, nursing, education and allied health fields in 1991

ANCISCAN CHILDREN'S
HOSPITAL
A Division of Kaiser Permanente

Master Plan
Site Sketches



New Building 5:
Lung, Conference Room,
Audio-Visual Center, Office



Expanded Building 7:
Nuclear Safety and
Medical - Research Building

Building 2: Ambulatory Services





FRANCISCAN CHILDREN'S
HOSPITAL
& REHABILITATION CENTER

Master Plan
Site Sketches



New Building 6
Chapel, Conference Space,
Audio-Visual Center, Office



Expanded Building 5
Rehabilitation and
Medical - Surgical Pavilion

Renovated Ambulatory Entrance



PHASE 2

January 1994 - December 1994

-add to Building 3 for ambulatory space, entrance and medical office space

-add to Building 5 to increase consultation patient rehabilitation and medical surgical space

-add pool and gym to Building 6

-add to Building 1 to improve Day School space and entry

-remove Building 7 and garage

PHASE 2

January 1994 - December 1996

- add to Building 3 for ambulatory space, entrance and medical office space
- add to Building 5 to increase/consolidate patient rehabilitation and medical/surgical space
- add pool and gym to Building 6
- add to Building 1 to improve Day School space and entry
- remove Building 7 and garage

1992 PHASE 1 TIONS

August 1992 - February 1994

- conversion of existing beds to a temporary 4-bed pediatric intensive
- add to Building 3 for physician offices/Genetics relocation
- demolish Building 6
- add new Building 6
 - chapel
 - conference
 - library
 - offices
 - central plant
- demolish storage shed
- underground utility sitework and temporary receiving arrangements

SCOPE 1992 RENOVATIONS

- conversion of existing beds to a temporary 4-bed pediatric intensive care unit in Building 4
- replacement of operating suites:
1-story addition to Building 5
- installation of a bulk oxygen storage tank in east parking area

Net Change in Gross Square Footage

-net expansion

+3,407 GSF*

-18% increase over existing

Total Estimated Construction Costs: \$21,870,000

*Includes 11,000 GSF basement mechanical space

SCOPE OF PROJECT CONTINUED:

-existing GSF	182,962
-demolition	45,193
-new construction	90,600
-renovation	80,000

Net Change in Gross Square Footage

-net expansion	45,407 GSF*
-18% increase over existing	

Total Estimated Construction Cost: \$21,850,000

*Includes 11,600 GSF basement mechanical space

SCOPE OF PROJECT

- No increase in number of beds (100).
- Height, appearance and scale of new construction consistent with existing buildings.
- Construction will occur behind existing buildings.
- Central garden courtyards unify old and new buildings.
- 3 phases of construction.

Project Completion: 1996

NEEDS ASSESSMENT

Inpatient needs have changed:

- new mix of inpatients (including ventilator dependent).
- longer stays
 - average length of stay increased 39% since 1987 (from 28 to 39 days).
- require more space for supportive technology.
- patients require more intensive services.
- need more family amenities.

Outpatient demand has grown:

- 77% increase in FCH&RC outpatient volume since 1987
- trend in health care--
 - preventative/ambulatory care rather than hospitalization
- increased need for follow up for children with disabilities

Physical Plant is Obsolete

- 7 patient/staff buildings
 - 4 are 44 years old
 - newest is 19 years old
- plant designed for different population of children than today
- 4 bed patient rooms: standard is 2
- HVAC systems old and inefficient
- previous renovations fragmented

COMMUNITY BENEFITS CONTINUED

E. Monitor Patient and Parent Satisfaction

Conduct survey research to monitor patient/parent satisfaction with inpatient, outpatient, therapeutic and evaluation services.

Will conduct parent focus groups to solicit additional information about programs and services offered at hospital and Day School.

F. Community Services

Social work support to Joseph M. Smith Community Health Center

Psychology support to James A. Garfield School

Families Helping Families program

Kewaunee Major Emphasis Program Immunization brochure

Donate medical supplies to local agencies

Contribute to local Society of Trade scholarship fund, golf tournament, X-mas tree lighting, etc.

Sensitive to changing population. Recently developed a multilingual interpreter services program

Committee for Community Health Care conducted pediatric/adult needs assessment survey establishing need for a mobile medical van to better serve the community

COMMUNITY BENEFITS CONTINUED:

E. Monitor Patient and Parent Satisfaction

- Conduct survey research to monitor patient/parent satisfaction with inpatient, outpatient, therapeutic and evaluation services.
- Will conduct parent focus groups to solicit additional information about programs and services offered at hospital and Day School

F. Community Services

- Social work support to Joseph M. Smith Community Health Center
- Psychology support to James A. Garfield School
- Families Helping Families program
- Kiwanis Major Emphasis Program: Immunization brochure
- Donate medical supplies to local agencies
- Contribute to local Boards of Trade: scholarship fund, golf tournament, X-mas tree lighting, etc.
- Sensitive to changing population. Recently developed a multilingual interpreter services program
- Committee for Community Health Care conducted pediatric/adolescent needs assessment survey establishing need for a mobile medical van to better serve the community

COMMUNITY BENEFITS CONTINUED:

G. Community Outreach

- Currently lend space to five community groups
- Increase our ability to accommodate more groups
- Improve ability to conduct parent/community education

H. Employee Participation in Community

- Support of hospital's KID Fund/ United Way drive
- Employee blood drive
- Walk for Hunger/ Special Olympics, etc.

FORMATION OF
COMMUNITY TASK FORCE

FRANCISCAN CHILDREN'S
HOSPITAL
500 WEST 10TH AVENUE
DENVER, CO 80202

FORMATION OF
COMMUNITY TASK FORCE

Mr. Michael J. Foster
Boston Redevelopment Authority
One City Hall Square - Ninth Floor
Boston, MA 02101

Dear Michael:

For your information, attached is the documentation relating to our "Community Based Planning Task Force" formation.

The formation of the Task Force in 1984 was triggered, indirectly, by a city project for an emergency replacement of a shod housing district. To obtain the necessary permits, City Hall informed us that we should begin formation of a group to assist us with institutional planning, as this would be expected of institutions in the future.

We were happy to comply, since we knew that, down the road, we would be involved in a major renovation project and would want community input. The Mayor's Office for Neighborhood Services helped us with strategy for recruiting the group.

Documenting the formation of this group are the following enclosed:

1. The letter from John Stepan, Chief of Neighborhood Services, inviting volunteers and the list of community organizations that were approached to send representation to our Task Force.
2. A copy of a WASH Planning Fair for which we had a special booth, entitled "Help Franciscan Children's Plan for the Future." Signing sheets were provided for additional volunteers to join the Task Force. A copy of the sign-up sheet is attached.
3. An advertisement placed twice in the Allston-Brighton Children inviting all users to our first Task Force meeting and inviting people to join the group.

FRANCISCAN CHILDREN'S
H·O·S·P·I·T·A·L
& REHABILITATION CENTER

January 8, 1992

Mr. Michael Hunter
Boston Redevelopment Authority
One City Hall Square - Ninth Floor
Boston, MA 02201

Dear Michael:

For your information, attached is the documentation relating to our "Community Master Planning Task Force" formation.

The formation of the Task Force in 1989 was triggered, ironically, by a tiny project for an emergency replacement of a shed housing electrical gear. To obtain the necessary permit, City Hall informed us that we should begin formation of a group to assist us with institutional planning, as this would be expected of institutions in the future.

We were happy to comply, since we knew that, down the road, we would be involved in a major renovation project and would want community input. The Mayor's Office for Neighborhood Services helped us with strategy for recruiting the group.

Documenting the formation of this group are the following enclosed:

1. The letter from Judy Bracken, then of Neighborhood Services, inviting volunteers and the list of community organizations that were approached to send representation to our Task Force.
2. A copy of a PZAC Planning Fair for which we had a special booth entitled "Help Franciscan Children's Plan for the Future." Sign-up sheets were provided for additional volunteers to join the Task Force. A copy of the sign-up sheet is attached.
3. An advertisement placed twice in the Allston-Brighton Citizen inviting all comers to our first Task Force meeting and inviting people to join the group.

4. A letter that was sent to all of our employees residing in Allston-Brighton requesting that they encourage their neighbors to join the group.

The results of the recruitment yielded the enclosed list dated January 13, 1989. A few of the initial volunteers never showed or dropped out due to personal reasons or time constraints.

The updated list of members who have remained with us over the ensuing years and who have helped us to develop our Strategic and Facilities Plans are attached. This list is dated January 8, 1992.

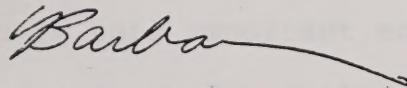
Judy Bracken attended meetings in the beginning, but of course, left to run for Council. We spoke with her replacement and the person who replaced him, and invited them to attend, but no one from the City was ever assigned to this project.

This group has provided us with very thoughtful and useful ideas, and have shared concerns that we have subsequently incorporated into the Master Plan document. All of the meetings (4-5 per year) are fully documented in minutes which are available for your review.

We are now prepared to share the results of the three years of planning with the broader community, including those who previously were solicited but did not volunteer for membership on the Task Force.

Please feel free to contact me at (617) 254-3800 x6700 if you should have any additional questions regarding this process.

Sincerely yours,



Barbara Keller
Vice President for
Marketing and Public Affairs





CITY OF BOSTON • MASSACHUSETTS

OFFICE OF THE MAYOR
RAYMOND L. FLYNN

November 2, 1988

Dear Community Leader:

The Mayor's Office of Neighborhood Services and the Boston Redevelopment Authority request the participation of your organization in a master planning process for the Kennedy Memorial Hospital. This will be a participatory process that will help shape the growth of this institution and its impacts on the surrounding neighborhoods for years to come.

Each organization is asked to appoint one member and one alternate member to this master planning task force.

Please send a letter with the name of your selection and alternate to:

Judith A. Bracken
Mayor's Office of
Neighborhood Services
Room 709A
Boston City Hall
Boston, Massachusetts 02201

We hope to have an initial meeting for this task force on January 12, 1989. Your participation is essential in order to shape the future growth of the Kennedy Memorial Hospital in a manner which will benefit both the surrounding neighborhoods and the institution.

I look forward to working with you in this important endeavor.

Sincerely,

Judith A. Bracken
Coordinator
Neighborhood Services

0378N

SUGGESTED ORGANIZATIONS FOR MASTER PLAN TASK FORCE

Allston/Brighton APAC
143 Harvard Avenue
Allston, Massachusetts 02134

Allston/Brighton CDC
Nina Swarzschild
161 Harvard Avenue
Allston, Massachusetts 02134

Allston Board of Trade
Max Lefkowitz
157 Harvard Street
Allston, Massachusetts 02134

Allston Civic Association
Ellin Flood
12 Sorrento Street
Allston, Massachusetts 02134

Brainerd Road Action Committee
Linda Heizer
74 Brainerd Road
Allston, Massachusetts 02134

Brighton/Allston Improvement Association
Margaret McNally
150 North Beacon Street
Brighton, Massachusetts 02135

Brighton Board of Trade
John Bruno
P.O. Box 184
Brighton, Massachusetts 02135

Carol Commonwealth Neighborhood Assn.
Sylvia Crystal
1520 Commonwealth Avenue
Brighton, Massachusetts 02135

Circle Reservoir Community Association
Larry Englisher
1988 Commonwealth Avenue
Brighton, Massachusetts 02135

Community Beautification Council
Brian Gibbons
25 Vineland Street
Brighton, Massachusetts 02135

Corry Hill Neighborhood Association
Terry Cohen
8 Egremont Road
Brighton, Massachusetts 02135

Faneuil Tenants Association
Carol Cleary
Stephanie Robinson
276 North Beacon Street #26
Brighton, Massachusetts 02135

LUCK Neighborhood Association
Marian Alford
40 Lake Street
Brighton, Massachusetts 02135

Menlo Street Neighborhood Assn.
Mike Grant
5 Menlo
Brighton, Massachusetts 02135

Murray Park Neighborhood Assn.
Tom Gorman
44 Portsmouth Street
Brighton, Massachusetts 02135

Murray Park Neighborhood Assn.
Sandy Wertz
35 Lawrence Street
Brighton, Massachusetts 02135

Roger's Park Neighborhood Assn.
Edward Hanley
29 Roger's Park Avenue
Brighton, Massachusetts 02135

St. Sebastian's Neighborhood Assn.
Robert Sherl
48 Nonantum Street
Brighton, Massachusetts 02135

South Allston Neighborhood Assn.
Carol Wolfe
41 Pratt Street
Allston, Massachusetts 02134

**SUGGESTED ORGANIZATIONS FOR
MASTER PLAN TASK FORCE**
PAGE -2-

Commonwealth Tenants Organization
Bart McDonough
29 Jette Court
Brighton, Massachusetts 02135

Washington Hill Civic Association
Charles Vasilades
47 Langley Road
Brighton, Massachusetts 02135

Oak Square Civic Association
Bill Martin
24 Atkins Street
Brighton, Massachusetts 02135

Planning Zoning Advisory Board
Ray Mellone
53 Coolidge Road
Allston, Massachusetts 02134

Washington Heights Citizen Assoc.
Dympna Cherin
4 Westminster Terrace

4105

November 2, 1988

6 - 10 P.M.

Veronica B. Smith Senior Center
20 Chestnut Hill Ave., Brighton

Parking Available in Back of Boston Parking Lot

P Z A C

Planning Fair

*Planning for the future
is everyone's responsibility!*

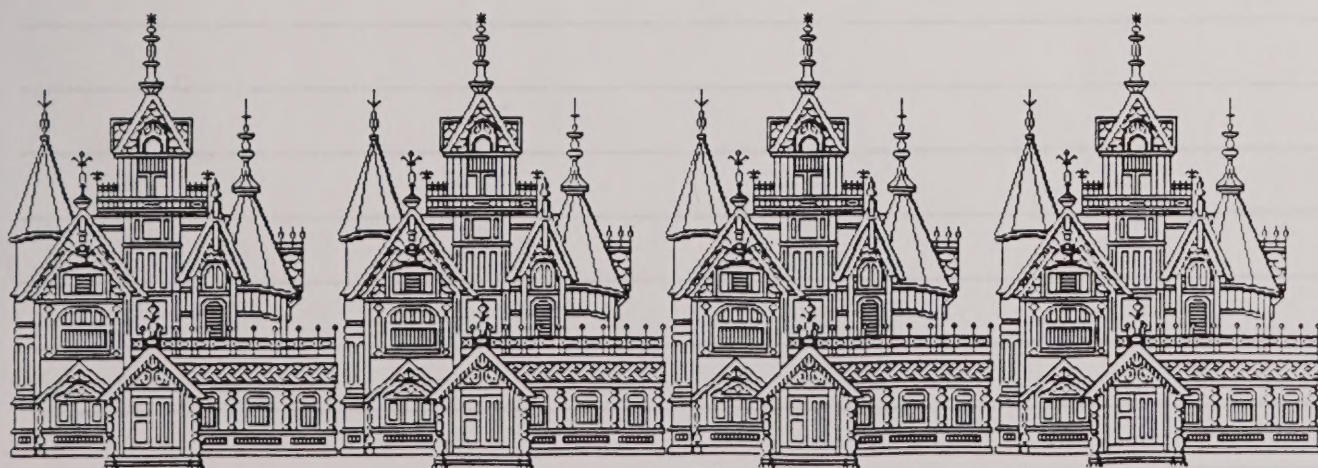
Come and meet your friends and neighbors at the second Zoning Fair

November 2, 1988

6 - 10 P.M.

Veronica B. Smith Senior Center
20 Chestnut Hill Ave., Brighton

Parking Available at Bank of Boston Parking Lot



FRANCISCAN CHILDREN'S HOSPITAL AND REHABILITATION CENTER
(Kennedy Memorial Hospital for Children)

Please sign up if you would like to participate on our Master Planning
Task Force.

First Meeting - January 12, 1989.

Name:

Address:

Phone #:

530
-2PT
Dick Meryns 79 Union St Bm 868-3226

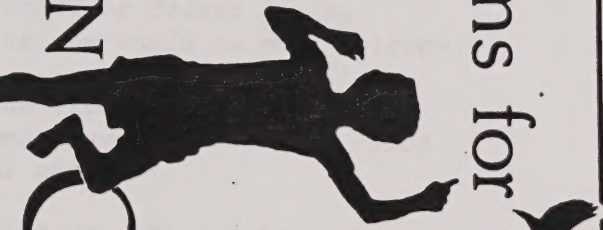
David L. Smith 1950 Cornwell Ave #45 783-2959

Manuel C. Fernandes 410 Wash St Bm 732-5500
Ex 2797

Lucy L. Tompsett 51 Stannan St Brighton

Peggy King - 89 Strathmore Rd., Brighton 02135

Plans for the future



FRANCISCAN CHILDREN'S H.O.S.P.I.T.A.L & REHABILITATION CENTER

*Beginning January 1, 1989, the year of our fortieth anniversary,
the Kennedy Memorial Hospital will be known as
Franciscan Children's Hospital & Rehabilitation Center.*

Yes, I would like to participate in Franciscan Children's
Master Planning Process:

(Please print.)

Name _____

Address _____ Zip _____

Phone (Day) _____ (Evening) _____

Please return form to Barbara Keller, Vice President
for Marketing, Kennedy Memorial Hospital for Children,
30 Warren Street, Brighton, MA, 02135, or call
3800, x569.

As we approach our fifth decade, we begin a Master Planning Process. We are forming
a Community Task Force to help us plan for the future.

We invite our neighbors in the community to participate. Membership on the Task Force
will involve a series of evening meetings, beginning on Thursday, January 12, 1989
at 7:30 p.m. at the hospital.

If you would be interested in joining, please return the form by December 22, 1988,
or call Barbara Keller, Vice President for Marketing, at 254-3800, x 569.

To all those who have supported our efforts in the past, we offer a heartfelt thank you.
To those who will join us in the future, children, parents, neighbors and supporters,
welcome.

PLANNING FOR THE FUTURE...

12/6/88

Dear Employee,

As you know, Kennedy Memorial Hospital approaches 1989 with a new name...Franciscan Children's Hospital & Rehabilitation Center.

Because you are an Allston-Brighton resident, we are asking for your help on another project which begins in January.

In our Fortieth Anniversary Year, we are beginning a MASTER PLANNING PROCESS. A while ago, KMH departments submitted their ideas for program/space needs for the future. Now, we are forming a TASK FORCE to invite community participation in planning for tomorrow.

We are seeking as broad a representation on our Community Task Force as possible--local residents, parents of children who use our services, community activists, and so on.

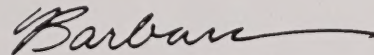
Employees themselves can not serve due to possible conflict of interest. However, if you know of a neighbor or friend living in the area who would be interested, he or she would be most welcome.

Attached is a notice which appeared in the ITEM this week. It explains a little about the time commitment involved for Task Force members: 7:30 P.M. meetings over several months.

The notice also contains a form for signing up. Please pass it along if you know of someone who might be interested in joining our Task Force on master planning.

Thank you for your help!

Sincerely,



Barbara Keller
Vice President for Marketing
x 569



FRANCISCAN CHILDREN'S
H·O·S·P·I·T·A·L
& REHABILITATION CENTER

Community Task Force

Volunteers as of January 13, 1989

(This does not include people from Judy Bracken's invitation list, which is attached -- Suggested Organizations. She does not do RSVPs, so we will not know beforehand if representatives of these groups plan to attend.)

The people below have volunteered because of our recruitment at the IPOD open house, our newspaper ad, or because of former association with the hospital.

Manuel C. Fernandes
410 Washington St.
Brighton, MA 02135
732-5500 x 2797

Peggy King
9 Strathmore Rd.
Brighton, MA 02135

Dick Marques
79 Union St.
Brighton, MA 02135
868-3226

William R. Sell
51 Gordon St.
Allston, MA 02134
Day: 508 879-6700 Evening: 787-2932

David L. Smith
1950 Commonwealth Ave. #45
Brighton, MA 02135
783-2959

Lucy Tempesta
51 Shannon St.
Brighton, MA 02135

Grace C. Weaver
25 Elmira St.
Brighton, MA 02135
Day: 723-8700 Evening: 254-3239

Edythe B. York
28 Brainerd Rd.
Allston, MA 02134
232-4438

Kevin Burns
President
Newworld Bank
309 Washington St.
Brighton, MA 02135
787-3879

Barbara Cosgrove
27 Wade St.
Brighton, MA 02135
782-5432

Frank Danehy
29 Parsons St.
Brighton, MA 02135
782-8281

William Margolin
Executive Director
West End House
105 Allston St.
Allston, MA 02134
782-6041



FRANCISCAN CHILDREN'S
H·O·S·P·I·T·A·L
& REHABILITATION CENTER

COMMUNITY MASTER PLANNING TASK FORCE
January 8, 1992

Barbara Cosgrove
(Community Resident)
28 Wade Street
Brighton, MA 02135
Home phone: 782-5116

Frank Danehy
(Community Resident)
29 Parsons Street
Brighton, MA 02135
Home phone: 782-8281

Manuel Fernandes
(IPOD)
404 Washington Street
Brighton, MA 02135
Work phone: 732-5500

Michael Grant
(Menlo St. Committee)
5 Menlo Street
Brighton, MA 02135
Home phone: 254-5883

Bill Margolin
(Representing Allston
Board of Trade)
Exec. Director
West End House
105 Allston Street
Allston, MA 02134
Work phone: 787-4044

Kristen & Bill Sell *
(Community Residents)
60 Perry Henderson Dr.
Framingham, MA 01701
Home phone: 877-5746

Lucy Tempesta
(Community Resident)
51 Shannon Street
Brighton, MA 02135
Home Phone: 722-3111

Grace Weaver
(Community Resident)
25 Elmira Street
Brighton, MA 02135
Home phone: 254-3239
Work phone: 345-1000

Edythe York
(Community Resident)
28 Brainerd Road
Allston, MA 02134
Home phone: 232-4438

Jim Jacobs
(FCH&RC Board Rep.)
203 Parsons Street
Brighton, MA 02135
Work phone: 451-9609
Home phone: 254-0734

* As of Fall 1991, the Sells have moved from the area, but as parents of young children, wish to remain on the Task Force.

SCHEDULE OF COMMUNITY MEETINGS

- April 13, 1992: Overview for Hospital Abutters
- April 14, 1992: Building, Urban & Landscape Design Planning
- April 28, 1992: Traffic, Parking & Transportation Planning
- May 12, 1992: Environmental & Construction Planning/
Community Benefits Program

You Are Invited...

FRANCISCAN CHILDREN'S HOSPITAL & REHABILITATION CENTER

Franciscan Children's Hospital & Rehabilitation Center cordially invites our neighbors in the community to join us for three evenings of discussion as we share with you our Institutional Master Plan, the vision of our future.

THE SCHEDULE AND CONTENT OF THESE MEETINGS ARE THE FOLLOWING:

Tuesday, April 14, 1992: Building, Urban & Landscape Design Planning
Tuesday, April 28, 1992: Traffic, Parking & Transportation Planning
Tuesday, May 12, 1992: Environmental & Construction Planning /
Community Benefits Program

All meetings will be held at 7:00 pm in the hospital's Cushing Conference Room.

If you are interested in joining us, please call Barbara Keller (Vice President for Marketing & Public Affairs) or Bob Glowacky (Manager for Community Relations) at 254-3800 ext. 6700.

Refreshments will be served.

30 WARREN STREET • BRIGHTON, MA 02135

You Are Invited...



FRANCISCAN CHILDREN'S HOSPITAL & REHABILITATION CENTER

Franciscan Children's Hospital & Rehabilitation Center cordially invites our neighbors in the community to join us for two evenings of discussion as we share with you our Institutional Master Plan, the vision of our future.

THE SCHEDULE AND CONTENT OF THESE MEETINGS ARE THE FOLLOWING

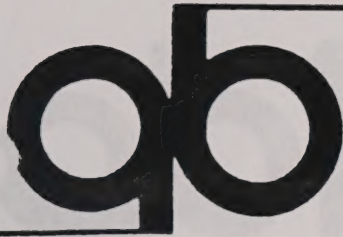
Tuesday, April 28, 1992: Traffic, Parking & Transportation Planning
Tuesday, May 12, 1992: Environmental & Construction Planning /
Community Benefits Program

All meetings will be held at 7:00 pm in the hospital's Cushing Conference Room.

If you are interested in joining us, please call Barbara Keller (Vice President for Marketing & Public Affairs) or Bob Glowacky (Manager for Community Relations) at 254-3800 ext. 6700.

Refreshments will be served.

30 WARREN STREET • BRIGHTON, MA 02135



allston
brighton
community
development
corporation

allston brighton
interagency council

July 1, 1992

To Whom It May Concern:

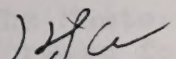
The Allston Brighton Community Development Corporation would like to express its support to the Franciscan Children's Hospital and Rehabilitation Center for their Institutional Master Plan.

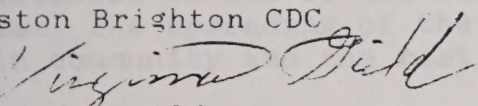
The board and staff of the CDC believe that the Franciscan Hospital's plans will help them to better serve children from the Allston Brighton area and the region, at large, through improvements to the hospital and day school. It is also our belief that these improvements will not adversely impact the surrounding neighborhood.

In addition, the CDC supports the Franciscan's efforts in including the community in their planning process. We feel confident that they will continue to address the communities concerns, including job creation and greenspace.

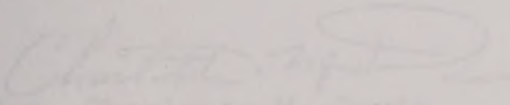
The CDC looks forward to a long lasting relationship with the Franciscan Children's Hospital as both agencies work toward a better future for the community's children and disadvantaged residents.

Sincerely,


Hilary Croach
Chairman of the Board
Allston Brighton CDC


Virginia Guild
Executive Director
Allston Brighton CDC

Sincerely,


Rev. Charlotte M. Davis
Chair



**allston brighton
interagency council**

June 10, 1992

Mr. Robert Glowacky
Manager for Community Relations
Franciscan Children's Hospital
30 Warren Street
Brighton, Massachusetts 02135

Dear Bob;

In behalf of the Allston Brighton Interagency Council I would like to thank you for your recent presentation to us. It was not only informative regarding the future plans of the hospital, but it gave the other members of the council vital information as to exactly how the hospital serves our community.

One of the prime purposes of our group is to learn more about what each other has to offer. Most of the members were aware of the school and your chronic care to children, however most were not aware of your pediatric emergency facilities and the short term care that is available. In light of the fact that the other hospital in the community has closed their pediatric unit this serve a very great need for our area.

The Master Plans for the future were exciting and we all look forward for them to become a reality. It is heartwarming to see an organization such as yours take the community into your confidence in all of the stages of these plans. We thank you for this. The upgrading of the hospital will surely be a great asset to this community and the rest of the city.

We on the Council look forward to the day when we can come and tour the new facility at your open house. The best to you and all the staff.

Sincerely,

A handwritten signature in cursive script, reading "Charlotte M. Davis".

Rev. Charlotte M. Davis
Chair



BRIGHTON BOARD OF TRADE

Post Office Box 184
Brighton, Massachusetts 02135
(617) 787-9049 Facsimilie (617) 783-5551

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1992-1993

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Harvard University

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John J. Ryan Insurance Agency

EXECUTIVE SECRETARY

Clyde Whalen

May 27, 1992

To Whom It May Concern:

On behalf of the Brighton Board of Trade, I would like to express support for the Institutional Master Plan project proposed by Franciscan Children's Hospital & Rehabilitation Center.

Barbara Keller, Vice President for Marketing & Public Affairs, and Bob Glowacky, Manager for Community Relations, presented the plan to the Board of Trade at a director's meeting in May. The organizations that comprise our membership, both large and small, recognize the importance of our institutions to the neighborhood economy. Providing jobs and generating business for others, they help contribute to the livelihood of our community.

Members of the Board of Trade were supportive of the hospital's plans, and appreciate the fine care they provide for children with disabilities and those from the Allston-Brighton community. We appreciate the fact that they have worked with a Community Master Planning Task Force for the past three years, and believe that community concerns that were raised during this period were adequately addressed.

Thank you for your consideration.

Sincerely yours,

Efthymios (Tim) Athanasiadis
President
Brighton Board of Trade



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Lanne's Beauty Salon

Executive Secretary

Charles Brassil

Allston Board of Trade

P.O. Box 334

Allston, MA 02134

Tele: (617) 789-2441

Fax: (617) 789-2438

June 2, 1992

To Whom It May Concern:

On behalf of the Allston Board of Trade, I would like to express support for the Institutional Master Plan project proposed by Franciscan Children's Hospital & Rehabilitation Center.

Representatives from the hospital (Barbara Keller, Vice President for Marketing & Public Affairs, and Bob Glowacky, Manager for Community Relations), presented the plan to the Board of Trade at a director's meeting in May. Members of the Board of Trade were supportive of the hospital's plans, and understand that the hospital and day school provide a very worthwhile service to children with disabling conditions and children from the Allston-Brighton neighborhood.

A member of the Allston Board of Trade served on the hospital's Community Master Planning Task Force for three years, and believes that community concerns that were raised during this process were adequately addressed.

Thank you for the opportunity to support this project.

Sincerely yours,

Frank Moy, Jr.
President
Allston Board of Trade

Letters of Support for FCH&RC Institutional Master Plan

Community Support:

1. Allston Board of Trade
2. Brighton Board of Trade
3. Allston-Brighton Interagency Council
4. Allston-Brighton Community Development Corporation
5. Jackson Mann Community School and Council
6. Allston-Brighton YMCA
7. Joseph Smith Community Health Center
8. West End House
9. Veronica Smith Senior Center
10. Brighton Avenue Baptist Church
11. One-With-One Program
12. Guest Quarters Suite Hotel
13. St. Elizabeth's Hospital of Boston
14. Kelly's Prescription Pharmacy
15. Community Master Planning Task Force
16. Marie Worthen (Kennedy Day School parent)
17. Kristen and Bill Sell (parents)

Political Support:

1. Senator Michael Barrett
2. Representative Marc Draisén
3. Representative Kevin Honan
4. Representative Susan Tracy
5. Councillor Brian McLaughlin



Jackson/Mann Community School and Council, Inc.

11111 JACKSON STREET, SUITE 100, JACKSON, MISSISSIPPI 39201
TELEPHONE 392-1111

June 16, 1992

LETTERS OF SUPPORT

To Whom It May Concern:

On behalf of the Jackson/Mann Community School & Council, Inc., I would like to express support for the Institutional Master Plan project proposed by Franciscan Children's Hospital & Rehabilitation Center.

As a provider of preschool, after-school, summer day camp, youth outreach, and volunteer programming for Alston/Brigham facilities, the Jackson/Mann appreciates the health care that our school receives from the Franciscan Children's Hospital & Rehabilitation Center, which provides to children of our community. As a community-based organization governed by a council of Alston/Brigham residents, the Jackson/Mann applauds the efforts the Hospital made to respond to community concerns about their expansion through the publicizing investigations of the Community Master Planning Task Force.

The Jackson/Mann Community School & Council, Inc., wishes the Franciscan Children's Hospital & Rehabilitation Center good luck with their expansion and continued success in their work on behalf of children.

Sincerely,

Judy Bracken
Judy Bracken, President
Jackson/Mann Community School & Council, Inc.



Jackson/Mann Community School and Council, Inc.

500 CAMBRIDGE STREET • ALLSTON, MASSACHUSETTS 02134

TELEPHONE: 783-2770

June '16, 1992

To Whom It May Concern:

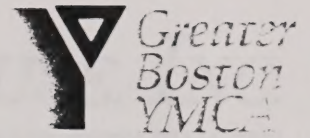
On behalf of the Jackson/Mann Community School & Council, Inc., I would like to express support for the Institutional Master Plan project proposed by Franciscan Children's Hospital & Rehabilitation Center.

As a provider of preschool, afterschool, summer day camp, youth outreach, and recreation programming for Allston/Brighton families, the Jackson/Mann appreciates the health care and day school services the Franciscan Children's Hospital & Rehabilitation Center provides to children of our community. As a community-based organization governed by a council of Allston/Brighton residents, the Jackson/Mann applauds the effort the hospital made to respond to community concerns about their expansion through the painstaking investigations of the Community Master Planning Task Force.

The Jackson/Mann Community School & Council, Inc., wishes the Franciscan Children's Hospital & Rehabilitation Center good luck with their expansion and continued success in their work on behalf of children.

Sincerely,

Judy Bracken, President
Jackson/Mann Community School & Council, Inc.



Allston-Brighton YMCA/470 Washington Street, Brighton, Massachusetts 02135/782-3535

June 15, 1992

Mr. Bob Glowacky
Manager for Community Relations
Franciscan Children's Hospital
30 Warren Street
Boston, MA. 02135-3680

Dear Mr. Glowacky:

I have recently had the opportunity to look over various materials related to the Franciscan Children's Hospital's Master Plan, and I'd like you to know that I found the plan quite impressive and, when implemented, sure to be an asset to our community. The YMCA is certainly supportive of any proposal from a fine institution that will serve our children.

Please feel free to call me if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Bill'.

William L. Sclafani
Executive Director



THE WEST END HOUSE, INC.

105 ALLSTON STREET • ALLSTON, MASSACHUSETTS 02134-5029
TELEPHONE 617-782-6041

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HON. NORMAN S. WEINBERG

BARNET YANOFSKY

WILLIAM MARGOLIN
Executive Director

June 4, 1992

To Whom It May Concern:

I am happy to offer the wholehearted support of the West End House Boys and Girls Club for the Institutional Master Plan Project being put forward by Franciscan Children's Hospital and Rehabilitation Center.

The West End House has, for the past twenty years, been in the Allston-Brighton area and we know firsthand the tremendous work done by the Hospital. The community has derived great benefit from their services, and the Hospital in turn has been an integral part of the community.

I have been in the Hospital hundreds of times for meetings, including my participation in the community planning process from which the Master Plan was derived. The Hospital very much needs to implement its proposals posthaste so that it can continue to offer such excellent services to the children it serves.

Many of our Boys and Girls Club children utilize the Hospital's facilities, and I know personally the excellent work performed there. The Hospital consists of good people doing good work for youngsters, and they need better facilities to ensure their continued success.

I trust this proposal will receive favorable consideration. It is most worthy.

Sincerely yours,

William Margolin
Executive Director

WM:sn



BOYS & GIRLS CLUBS
OF AMERICA

Veronica B. Smith Multi-Service Senior Center

20 Chestnut Hill Avenue, Brighton, MA 02135 (617) 254-6100

June 9, 1992

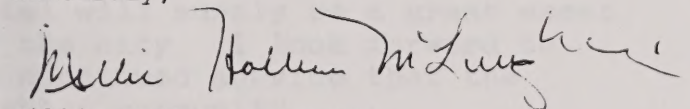
To Whom It May Concern:

On behalf of the Veronica B. Smith Multi-Service Senior Center I am honored to submit this letter of support for the Franciscan Children's Hospital.

The Franciscan Children's Hospital has proven to be a valued asset to our community. I strongly support their renovation plans. I feel that again the hospital is responding to the needs of its clients in foreseeing the functional requirements involved and creating practical solutions. I find it refreshing to see a hospital endeavor to be the best it can be without intentions of rapid expansion. The presentation Bob Gowacky delivered to the Allston-Brighton Interagency Council was very exciting. The designs are lovely and will certainly enhance Franciscan's physical appearance.

The Franciscan Children's Hospital is a valuable asset to the Allston-Brighton Community as well as all the surrounding communities it serves. I am sure they will accomplish their goals and do so in a first class, upbeat manner as they always have done in the past.

Sincerely,



Millie Hollum McLaughlin
Program Developer

pls

Brighton Avenue Baptist Church

30 Gordon Street
Allston, Massachusetts 02134
Rev. Charlotte M. Davis, Pastor

June 10, 1992

Mr. Robert Glowacky
Manager for Community Relations
Franciscan Children's Hospital
30 Warren Street
Brighton, Massachusetts 02135

Dear Bob;

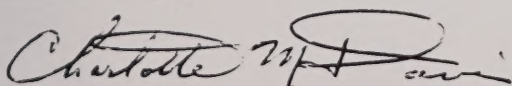
I would like to thank you for the recent presentation you gave at the Allston Brighton Interagency Council. It was not only informative regarding the future plans of the hospital, but it gave to me and the other members of the council vital information as to exactly how the hospital serves our community.

One of the prime purposes of the group, which was started by one of our church's past pastors, is to learn more about what each other has to offer. I was aware of the school and the chronic care given to the children, however I was not aware of your pediatric emergency facilities and the short term care that is available. In light of the fact that the other hospital in the community has closed their pediatric unit this serve a very great need for our area. I will share this vital information with the members of my congregation.

The Master Plans for the future were exciting and I look forward for them to become a reality. It is heartwarming to see an organization such as yours take the community into your confidence in all of the stages of these plans. Thank you for this. The upgrading of the hospital will surely be a great asset to this community and the rest of the city. I look forward to its completion and to witness the continued service that the hospital gives to the Allston Brighton community.

Thanks again for the information and your presence here in our community.

Sincerely,



Rev. Charlotte M. Davis
Pastor

An American Baptist Church



June 17, 1992

To Whom It May Concern:

On behalf of One With One, I am writing in support of Franciscan Children's Hospital and Rehabilitation Center's project to expand their facilities and services.

One With One is a non-profit agency located across the street from Franciscan Children's Hospital. We provide educational and vocational training services to people who do not speak English as their first language. We have collaborated extensively with the staff members at Franciscan Children's, who have supervised our students in on-site internships and participated in our Advisory Council. One of our recent graduates is now permanently employed at the hospital.

We have had the opportunity to see first hand the excellent quality of care and service provided by hospital's staff. We have witnessed their concern for their patients and patients' families, their employees and for the community at large. Franciscan Children's epitomizes the qualities and actions of "a good neighbor."

We strongly recommend that Franciscan Children's Hospital and Rehabilitation Center receive approval of their Master Plan.

Thank you.

Sincerely,

Margaret King Van Duyne
Executive Director

Peace begins
one with one.

One with One
Post Office Box 404
Boston, Massachusetts 02135
617.254.1691

**GUEST
QUARTERS**
SUITE HOTEL

June 18, 1992

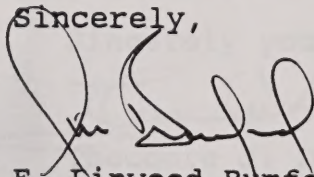
To Whom It May Concern:

On behalf of the Guest Quarters Suite Hotel, Boston/Cambridge, I would like to express support for the Institutional Master Plan project proposed by Franciscan Children's Hospital & Rehabilitation Center.

Having worked with Ms. Barbara Keller and Mr. Bob Glowacky in various business and civic organizations, I can attest to their hard work between balancing the needs of the Hospital with the concerns of the community, which this Master Plan certainly accomplishes.

Franciscan Children's Hospital & Rehabilitation Center has shown once again what a fine, caring institution it is with this Master Plan. We are certainly fortunate to have them as a member of our community.

Sincerely,



E. Linwood Bumford
Director of Catering

ELB/bhp

400 Soldiers Field Road
Boston, MA 02134
(617) 783-0090

For nationwide reservations call (800) 424-2900

Elizabeth's

of Boston

736 Cambridge Street Boston, Massachusetts 02135 617/789-3000

Theodore J. Druhot
President

July 1, 1992

To Whom It May Concern:

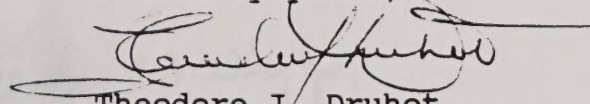
I would like to express my support for the Institutional Master project proposed by Franciscan Children's Hospital & Rehabilitation Center.

As the President of St. Elizabeth's Hospital of Boston, I am well aware of the vital role the Franciscan plays in the delivery of healthcare services to our community's children. They have consistently responded to the needs of their patients and families, and their proposed Master Plan illustrates their commitment to continuing to provide health care and education services to children and adolescents.

The community has derived great benefit from the hospital's services, and it greatly needs to implement the proposed changes to ensure the delivery of the quality of care for which it is known.

I am pleased to submit this letter of support, and trust that the project will receive a favorable review.

Sincerely yours,



Theodore J. Druhot
President

TJD/jlj
7192I

Kelly's Prescription Pharmacy, Inc.

SURGICAL APPLIANCES AND SUPPLIES
389 WASHINGTON STREET
BRIGHTON, MASSACHUSETTS 02135

June 17, 1992

To Whom It May Concern:

I would like to express my support for the Institutional Master Plan project proposed by Franciscan Children's Hospital & Rehabilitation Center.

As a member of the Brighton business community, I know very well the fine work the hospital provides for children. As such, I have been a supporter of the hospital for many years, and my wife and I were honored to serve as the Chairpersons of their 1991 Annual Ball.

As a small business located in Brighton, I appreciate that the hospital has planned this project, as it will likely result in a boost to our local economy.

Thank you for the opportunity to support this project.

Sincerely yours,

Charles P. Kelly Jr.

Charles P. Kelly, Jr.
Kelly's Prescription Pharmacy, Inc.
Brighton, MA

FRANCISCAN CHILDREN'S
H·O·S·P·I·T·A·L
& REHABILITATION CENTER

May 28, 1992

To Whom It May Concern:

We would like to express support for the Institutional Master Plan developed by the Franciscan Children's Hospital & Rehabilitation Center.

Having worked with the hospital for the last three years on the preparation of the Plan, we have reviewed the evolution of design concepts for an upgraded, modern facility. We have also reviewed the institution's strategic program projections which are addressed in the Plan.

We feel that our ideas and suggestions have been considered in the process, and ultimately, are reflected in the Plan.

We encourage other community residents to share their input with the organization as the Institutional Master Plan moves through the City review process.

We are the undersigned below:

Edythe B. York

William Margolin

James H. Jacobs

Grace E. Weaver

Barbara M. Cosgrove

Frank H. Harkins

Manuel C. Fernandez

Kristen Leary-Sell

William R. Sell

Michael Hout



JOSEPH M. SMITH COMMUNITY HEALTH CENTER

51 Stadium Way Allston, Massachusetts 02134 617-783-0500

July 9, 1992

Ms. Barbara Keller
Vice President of Marketing and Public Affairs
Franciscan Children's Hospital & Rehabilitation Center
30 Warren Street
Boston, MA 02135-3680

Dear Ms. Keller:

On behalf of the Joseph M. Smith Community Health Center, I am pleased to support your Master Plan being submitted to the Boston Redevelopment Authority.

As the only acute care facility for children within our community, it is important that your facility has an appropriate lay out and is equipped to meet the needs of the community's children when emergencies occur and hospitalization is required.

As always, I look forward to a continued strong organizational relationship.

If I can be of any further assistance, please let me know.

Thank you.

Sincerely,

Pamela A. Helmold
Executive Director

July 10, 1992

To Whom It May Concern:

I would like to express my support for the current plans to expand the facilities of the Franciscan Children's Hospital and Kennedy Day School.

My son, Ryan MacTellan, a student at the school, has benefited from the programs which have been made available. At the present time, however, the classrooms do seem cramped and in need of expansion. We have also used the hospital for emergencies and other services and most likely will continue to do so.

Overall I feel that it would be of service to the surrounding communities to expand to accommodate the anticipated increase in the need for quality care.

Very truly yours,

Maui Doherty

July 6, 1992

To Whom It May Concern:

We would like to offer our full support of the Franciscan Children's Hospital Master Plan, and the process used to develop the plan.

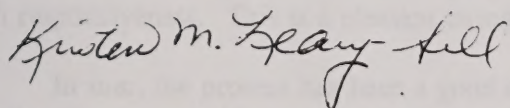
Our affiliation with FCH dates back to the early 1980's when Kristen worked as an intern in the Hospital's recreation therapy unit. Bill later took part in the community review process for a parking lot addition, and we both joined the Master Plan Task Force at its' inception.

As community residents until very recently we had occasion to use the Hospital's emergency room several times for late night services for our two children. FCH is an excellent community-based alternative to the major pediatric trauma medical centers for the late night care of ear infections, respiratory problems and other non-life threatening situations.

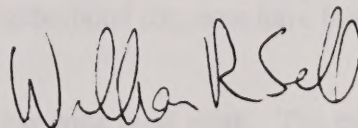
Through the several years of Task Force meetings we have had an opportunity to see the dedication with which the staff performs their duties. This staff, however, desperately needs physical plant improvements and additions, as the Master Plan describes. The Plan is not lavish or grand, it realistically addresses the needs of this particular community and its' clients, many of whom have no alternative source of care.

We hope the Master Plan receives favorable consideration -- the community it serves needs Franciscan Children's Hospital and the Hospital needs the help now.

Sincerely yours,



Kristen M. Leary-Sell



William R. Sell

60 Perry Henderson Drive
Framingham, MA 01701 (508) 877-5746

Formerly at: 51 Gordon Street
Allston, MA 02134
(Community residents from 1980-1991)



COMMONWEALTH OF MASSACHUSETTS
MASSACHUSETTS SENATE
STATE HOUSE, BOSTON 02133

SENATOR
MICHAEL J. BARRETT

MIDDLESEX AND SUFFOLK
DISTRICT

ROOM 405

TEL. 722-1280

July 10, 1992

To whom it may concern:

I am writing in support of the Institutional Master Plan proposed by the Franciscan Children's Hospital and Rehabilitation Center in Brighton, Massachusetts. Implementation of this master plan will allow Franciscan to continue its vital health care mission to a very vulnerable population, and I hope it will be approved.

Franciscan is a 100-bed hospital that serves children and adolescents by providing surgical care and medical maintenance, rehabilitation services, and education for children with disabilities. These are intensive services helping difficult cases: children with brain injuries, ventilators, birth defects, psychiatric difficulties.

The hospital has 700 discharges and 21,000 ambulatory visits annually, the vast majority of them from Massachusetts. It employs over 600 people, half of them from Boston, and a quarter of them from the surrounding community. Franciscan, in helping people, has helped Allston-Brighton.

Now Franciscan needs more space. Medical technology has improved, grown bigger and more complex: new clinical areas are needed and the operating area must be expanded. Children need more space than can be provided in buildings built just after World War II. And stays are longer, reflecting the increasingly acute case-mix Franciscan deals with each day.

Public and open space is part of the agenda too. More room will be made available for community groups and public meetings. And, very importantly, Franciscan has followed a thorough program of community review in developing its master plan. Neighborhood concerns have been met with responsiveness. This is a pleasant change of pace.

In sum, the process has been a good one, and Franciscan has done good work. The master plan is a very reasonable recounting of the needs of an institution moving from the mid-20th century to the year 2000, and I strongly support it.

Thank you for your consideration.

Sincerely,

Michael J. Barrett
State Senator



The Commonwealth of Massachusetts

House of Representatives

State House, Boston

REPRESENTATIVE MARC D. DRAISEN
11TH SUFFOLK DISTRICT
ROOM 156, STATE HOUSE
BOSTON, MA 02133
TEL. (617) 722-2225

Committees:
Housing and Urban Development
Federal Financial Assistance

CINDY A. ROWE, ESQ.
CHIEF STAFFPERSON

July 13, 1992

To whom it may concern:

I write to support the Institutional Master Plan proposed by the Franciscan Children's Hospital and Rehabilitation Center in Brighton, Massachusetts. Implementation of this master plan will allow Franciscan to continue to serve a very vulnerable population to the best of its ability.

Currently, Franciscan is a 100-bed facility serving children and adolescents. The hospital provides these children with surgical care and medical maintenance, rehabilitation services and education for children with disabilities. The hospital has 700 discharges and 21,000 ambulatory visits annually, with the majority of them from Massachusetts.

Several factors require the hospital to consider a master plan project. These factors include a more medically complex patient population, an increase in outpatient volume and an aging and inefficient physical plant. Children require more space than can be provided by the existing facility, and stays at the hospital are longer, reflecting the increasingly acute case-mix Franciscan deals with daily.

In addition to the services it provides for children, Franciscan helps the Allston-Brighton community as well. The hospital employs over 600 people, half of whom are from Boston, and a quarter of whom live in the surrounding community. Public and open space are a part of the master plan; more room will be available for community groups and public meetings. And Franciscan has at all times involved the community while developing the master plan.

The master plan will help Franciscan continue to perform its important mission, not only serving the needs of children, but also acting as an integral part of the Allston-Brighton community. For these reasons, I strongly support Franciscan's Institutional Master Plan.

Thank you for your consideration.

Sincerely,

Marc D. Draisen
Marc D. Draisen
State Representative



The Commonwealth of Massachusetts
House of Representatives

STATE HOUSE, BOSTON 02133

KEVIN G. HONAN
REPRESENTATIVE
18TH SUFFOLK DISTRICT
60 GORDON STREET
ALLSTON, MA 02134

ROOM 472, STATE HOUSE
TEL. (617) 722-2120

Committees
Government Regulations: Vice Chairman
Health Care
Human Services & Elderly Affairs
Ethics

July 10, 1992

Mayor Raymond L. Flynn
Boston City Hall
One City Hall Plaza
Boston, MA 02201

Dear Mayor Flynn:

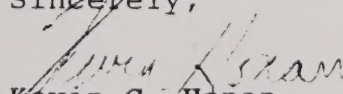
I am writing to you to voice my support for the Master Plan proposed by the Franciscan Children's Hospital and Rehabilitation Center.

The Franciscan Children's Hospital is beneficial to both Allston/Brighton and the Boston community. The hospital serves the needs of pediatric patients and their families with excellence and compassion. However, the hospital would like to better meet the changing needs of its patient population. The Master Plan provides space to meet the new demands for expanded patient care, outpatient services, education and improved facilities for patients' families.

Throughout the Master Plan process, the Franciscan Children's Hospital has made every effort to be sensitive to the needs of the Allston/Brighton community. The hospital has solicited considerable community input and has sufficiently addressed the major concerns of the community by creating a community task force and presenting the project to numerous community groups.

It is my hope that you view the Franciscan Children's Hospital's Master Plan favorably. If I can be of further assistance to you on this matter, please do not hesitate to contact me.

Sincerely,


Kevin G. Honan
State Representative



The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES
STATE HOUSE, BOSTON 02133

SUSAN M. TRACY
REPRESENTATIVE
19TH SUFFOLK DISTRICT

STATE HOUSE
ROOM 33
TEL. (617) 722-2060

Committees on
Commerce and Labor
Election Laws
Counties
Personnel and Administration

July 13, 1992

LEGISLATIVE ASSISTANT
LAUREN M. ERAMO

To whom it may concern:

I am writing to offer my support for the Institutional Master Plan recently submitted by the Franciscan Children's Hospital and Rehabilitation Center.

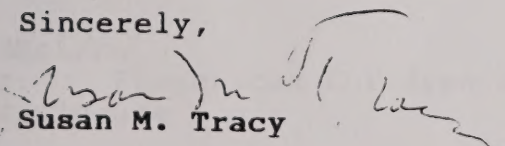
Franciscan serves children and adolescents by providing surgical care and medical maintenance, rehabilitation services and education for children with disabilities. The hospital has 700 discharges and 21,000 ambulatory visits annually, the vast majority of them from Massachusetts. In addition, Franciscan employs over 600 people, half of them from Boston, and a quarter of them from the surrounding community.

Many factors contribute to the need for a larger facility. A more medically complex patient population, an increase in outpatient volume, improved and more complex medical technology, and an aging and inefficient physical plant are some of the most important factors. This plan will improve and increase the space with which the hospital has to work.

With this Master Plan, more room will also be made available for community groups and public meetings. There has been an extensive, open community process and the Franciscan has been responsive to neighborhood concerns.

As one of the State Representatives from the Allston-Brighton neighborhood I am happy to support good Institutional and neighborhood relations and I am happy to support this Master Plan.

Sincerely,


Susan M. Tracy



Boston City Council

Brian J. McLaughlin

District 9

725-3113

July 13, 1992

Boston Redevelopment Authority
Boston City Hall, 9th Floor
Boston, MA 02201

Dear Board Members,

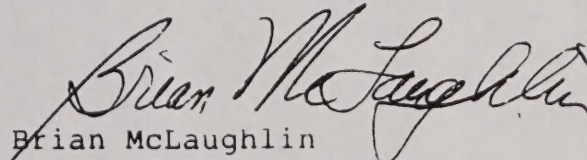
I am writing to you in support of Phase I of the Franciscan Children's Hospital Master Plan. This hospital is an asset to the community, particularly in their effort of hiring local residents for this construction. They are far ahead of any of the other Allston Brighton developments currently under construction in this regard.

While I support the work that this hospital undertakes, I do have some reservations about the impact it has on our community. I have met with the hospital administration in order to make my concerns known, and for the record, I would like to advise the B.R.A. of them as well. The Hospital demolished rental housing units located at 98-100 Warren Street in Brighton in violation of Boston Rent Equity Board ordinances. The Rent Equity Board has issued a decision on this matter (copy enclosed), ordering the hospital to replace four of the lodging house units, or retroactively apply for a removal permit for the units lost.

Secondly, since the Franciscan Children's Hospital has non-medical offices located at 1505 Commonwealth Avenue in Brighton, I would suggest, in the interest in bettering our community, that they "adopt" the stretch of the traffic island in front of 1455-1505 Commonwealth Avenue, and landscape it.

Thank you for your consideration on this matter, and for allowing me to express my opinion.

Yours truly,


Brian McLaughlin
Boston City Councillor

BMCL/ng

c: Franciscan Children's Hospital

Enclosure

